005.0	0003	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,400 /	872,400
					USE VALUE:	872,400 /	872,400
					ASSESSED:	872,400 /	872,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83	-85	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIDIEGO ROBYN A
Owner 2:	
Owner 3:	
Street 1:	83 EGERTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIDIEGO DOMENICO & ROBYN A -
Owner 2:	MANNKE ALICE M -
Street 1:	83-85 EGERTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,284 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1924, having primarily Asbestos Exterior and 2623 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5284.000	408,500	1,100	462,800	872,400
Total Card	0.121	408,500	1,100	462,800	872,400
Total Parcel	0.121	408,500	1,100	462,800	872,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.60 | /Parcel: 332.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4989

GIS Ref

GIS Ref

Insp Date 08/31/17

!531!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	408,900	1100	5,284.	462,800	872,800	872,800	Year End Roll	12/18/2019
2019	104	FV	332,100	1100	5,284.	491,700	824,900	824,900	Year End Roll	1/3/2019
2018	104	FV	332,100	1100	5,284.	358,700	691,900	691,900	Year End Roll	12/20/2017
2017	104	FV	312,800	700	5,284.	312,400	625,900	625,900	Year End Roll	1/3/2017
2016	104	FV	312,800	700	5,284.	266,100	579,600	579,600	Year End	1/4/2016
2015	104	FV	260,600	700	5,284.	260,300	521,600	521,600	Year End Roll	12/11/2014
2014	104	FV	260,600	700	5,284.	214,100	475,400	475,400	Year End Roll	12/16/2013
2013	104	FV	271,000	700	5,284.	203,600	475,300	475,300		12/13/2012

PRINT

Date	Time
12/10/20	16:18:21

LAST REV

Date	Time
03/27/19	10:49:55
danam	
531	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIDIEGO DOMENIC	32267-176		1/23/2001	Family	1	No	No		
MANKE ALICE	31870-17		9/28/2000	Family	1	No	No		
PRATO NICHOLAS	24442-174		4/8/1994		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1713	Re-Roof	11,975	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/1/2009	Meas/Inspect	189	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5284		Sq. Ft.	Site		0	80.	1.09	1									462,815						462,800	

Total AC/HA:	0.12130	Total SF/SM:	5284	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	462,815	Spl Credit		Total:	462,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.07338715
Const Adj.:	0.93054098
Adj $ / SQ:	159.813
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592044
Depreciation:	183534
Depreciated Total:	408511

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

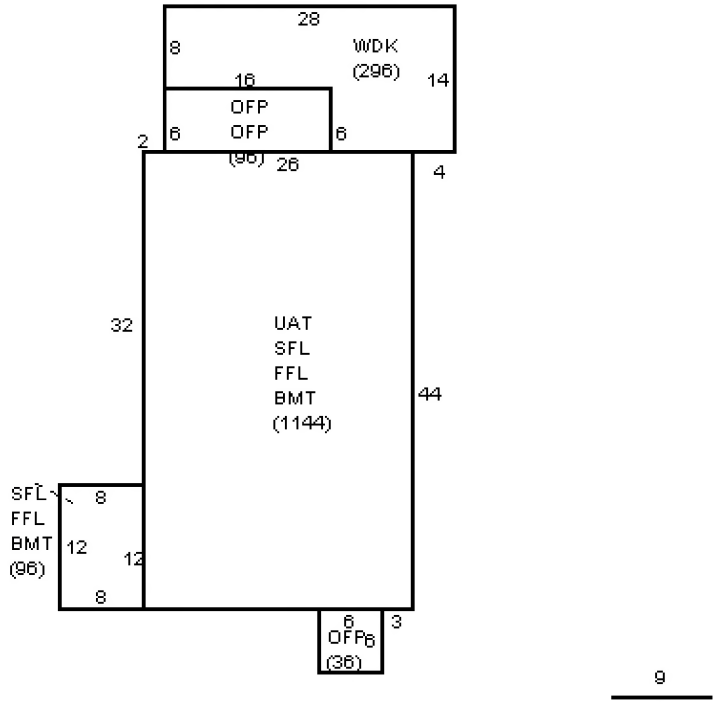
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.81
Special Features:	0	Val/Su Net:	90.18
Final Total:	408500	Val/Su SzAd	164.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,240	47.940	59,450
FFL	First Floor	1,240	159.810	198,168
SFL	Second Floor	1,240	159.810	198,168
WDK	Deck	296	8.730	2,583
UAT	Upper Attic	286	87.900	25,139
OFP	Open Porch	228	22.090	5,036

Net Sketched Area:	4,530			Total:	488,544
Size Ad	2480	Gross Are	5388	FinArea	2623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20x20	A	AV	2000	3.19	T	15.2	104			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100